



**Alder Park, Brandon, DH7 8TJ**  
**3 Bed - House - Mid Terrace**  
**£73,500**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* NO CHAIN \* NICE OUTLOOK TO FRONT AND REAR \*  
SPACIOUS LOUNGE \*

Available to purchase with the benefit of no onward chain is this family home with nice open aspect to the front and rear. Located in Alder Park, the property has good access to local schooling, shops and recreational facilities, with a wider range of facilities at the nearby Durham City which can easily be reached via car or bus.

Internally the property has a floorplan comprising of: hallway with large storage cupboard, downstairs WC, large lounge and dining area, kitchen, rear lobby/utility. On the first floor there are three bedrooms and a bathroom. Externally there is an enclosed garden to the front, and a rear yard. Ample non-allocated car parking is also available.

## GROUND FLOOR

**Hallway**

**Downstairs WC**

**Lounge / Dining Room**

21'7" x 11'5" x 9'6" (6.6 x 3.5 x 2.9)

**Kitchen**

11'9" x 8'2" (3.6 x 2.5)

**Rear Lobby / Utility**

## FIRST FLOOR

**Bedroom**

11'5" x 10'5" (3.5 x 3.2)

**Bedroom**

11'5" x 10'9" (3.5 x 3.3)

**Bedroom**

9'10" x 8'6" (3 x 2.6)

**Bathroom**

9'10" x 6'6" (3 x 2)

**Tenure - Freehold**

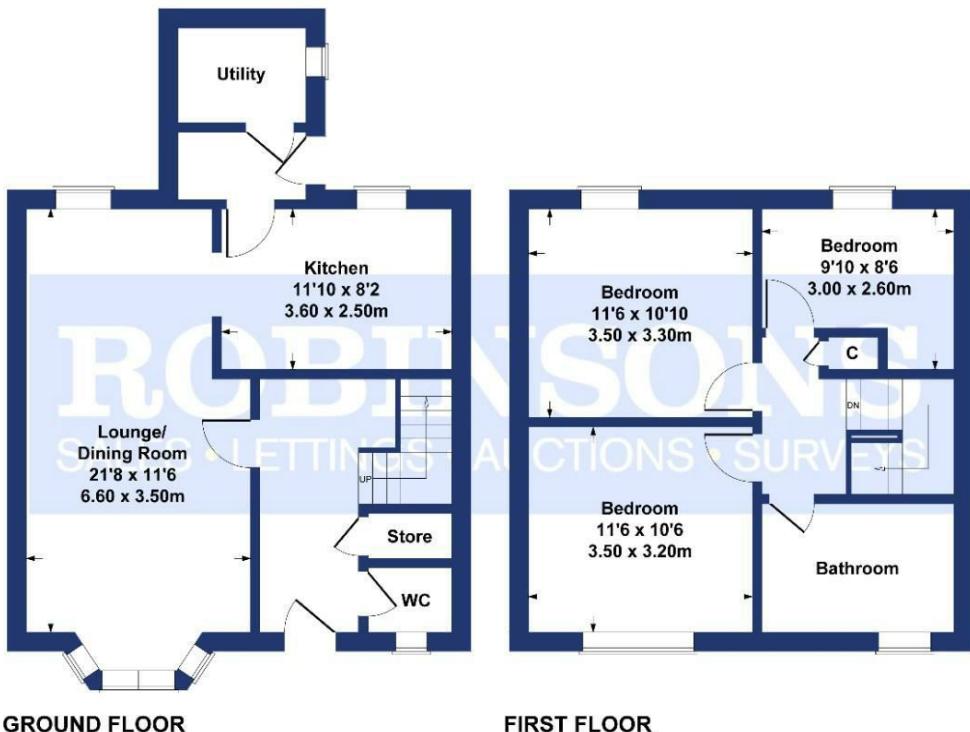
**Council Tax Band A - Approx. £1426 PA**



# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager

**Alder Park**  
Approximate Gross Internal Area  
1012 sq ft - 94 sq m



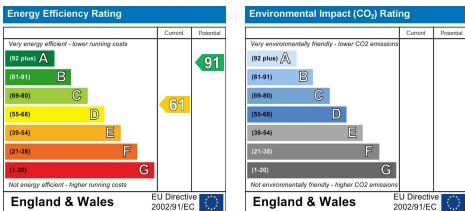
GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



**DURHAM SALES & LETTINGS OFFICE**

**DURHAM CITY**

1 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

**CHESTER-LE-STREET**

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

**SPENNYMOOR**

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

**DARLINGTON**

7 Duke Street  
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

**MIDDLESBROUGH**

26 Stokesley Road  
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesbrough.co.uk

**BISHOP AUCKLAND**

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

**STOCKTON**

21 Bishop Street  
TS18 1SY

T: 01642 607555

E: info@robinsonsstockton.co.uk

**REGIONAL LETTING & MANAGEMENT CENTRE**

**DURHAM CITY**

19A Old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

**CROOK**

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

**SEDFIELD**

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.co.uk

**HARLEPOOL**

106 York Road  
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

**INGLEBY BARWICK**

Barwick Lodge  
TS17 0RH

T: 01642 762944

E: info@robinsonsbawwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)